RECORD OF SURVEY **AND** LOT 3 DUCHESNE COUNTY TREASURER LOT 1 LOT 2 MINOR SUBDIVISION I certify that the property taxes are paid and current as of this **DEVELOPED BY KNIGHTS** RANCH SUBDIVISION PHASE 2 Stephen Potter Duchesne County Treasurer DUCHESNE COUNTY PLANNING DEPARTMENT SECTION 6 | SECTION 5 **MOUNTAINS**\*WEST 333.85' Approved as a Minor subdivision, on this \_ Duchesne County Planning Director. SECTION 8 SECTION 7 LAND · INVESTMENT · RANCHES 151.38' Michael A. Hyde Duchesne County Planning Director TO BE KNOWN AS LOT2 KNIGHTS RANCH 5.004 ACRES 5.005 ACRES 5.005 ACRES -5.004 ACRES **5.004 ACRES** 5.005 ACRES 5.005 ACRES 5.005 ACRES DUCHESNE COUNTY RECORDER MINOR SUBDIVISION HAMMER HEAD State of Utah TURNAROUND PHASE 4 County of Duchesne **4125 SOUTH** Filed for recording at the request of LOCATED IN THE NW1/4 OF SECTION 8 TOWNSHIP 3 SOUTH, RANGE 4 WEST UINTAH SPECIAL BASE AND MERDIAN Shelley Brennan Duchesne County Recorder DUCHESNE COUNTY, UTAH 66' ACCESS ROAD
AND PUBLIC UTILITIES **EASEMENT** SURVEYOR'S CERTIFICATE EL PASO OIL WELL **GOLINSKI I-8C4** I, Clinton S. Peatross, do hereby certify to Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor REMAINDER 121.071 ACRES PROPERTY DESCRIPTION CENTERLINE ROAD EASEMENT ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED 15 AUGUST 2018, AS FOUND BY ENTRY #518258 AT PAGES 1 & 2 TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 8: The Northwest Quarter 10' 10' **NARRATIVE** PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat. SCALE 1" - 200' 6" ALL WEATHER BASIS OF BEARING: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #2031 SURVEY FINDINGS: As found on plat. NOTE: This survey was performed at the request of Treaven Grant. It does not insure or gurantee ownership, nor does it show liens, all easements and rights of way (except as shown), codes, covenants, ● = SET 5/8"X24" REBAR W/ YELLOW PLASTIC conditions, obligations, or restrictions of use that may or may not be recorded. The location or CAP STAMPED PEATROSS #155666 REMAINDER depiction of public or private utilities, points of diversion of water and water rights are excluded from  $\Phi$  = SOIL TEST HOLE LOCATION 121.071 ACRES the scope of this survey. 30' WIDE PIPELINE **EASEMENT** SOIL TEST PIT LOCATIONS **SECTION 8** LOT LATITUDE LONGITUDE 40°14.512 N 110°22.143 W TOWNSHIP 3 SOUTH, RANGE 4 WEST 2668.95' 40°14.508 N 110°22.134 W S 89°22'44" W 335.49' **UINTAH SPECIAL BASE AND MERIDIAN** 335.49' 335.49' 40°14.511 N 110°22.002 W 335.49' 335.49' 335.49' 335.49' -335.49'----2668.95 S 89°22'44" W 40°14.511 N 110°21.992 W SCALE 1" = 1000' 40°14.513 N 110°21.856 W 40°14.510 N 110°21.848 W **LOT 8-7** LOT 8-8 LOT 8-9 LOT 8-5 LOT 8-6 LOT 7-10 LOT 8-1 LOT 8-2 LOT 8-3 **LOT 8-4** G.L.O. G.L.O. 40°14.513 N 110°21.714 W G.L.O. **BRASS CAP BRASS CAP** 40°14.513 N 110°21.703 W BRASS CAP N 89°26'18" N 89°23'54" E 40°14.222 N 110°21.800 W 10. 40°14.103 N 110°21.902 W UINTAH VIEW RANCHES SUBDIVISION SUBJECT OWNER'S ACKNOWLEDGEMENT PROPERTY Know all men by these presents: that I the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership. NOTE: Private access roads are not maintained by Duchesne County or entities other than the private property owners within the Subdivision. Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire BRASS CAP S 89°22'44" W **BRASS CAP** Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-738-1226 TREN J. GRANT, President of Mountains West Ranches, a J.T. Grant Co., Inc. for information prior to a purchase of a lot or construction of a building in this subdivision. PREPARED BY AKNOWLEDGEMENT This property is within the Uintah Basin, a highly active and developed oil and gas field. Lot owners PEATROSS LAND SURVEYS should expect oil and gas related operations to occur at any time of day or night including, but not County of limited to, heavy truck traffic, workover/drilling activities, ect., including new wells on these or PROFESSIONAL LAND SURVEYOR adjacent lands. There is no County maintenance or dust control requirements on any roads in this State of 829 EAST 380 NORTH subdivision. Existing roads within and accessing this subdivision may be open for public or lot owner HEBER CITY UTAH, 84032 , 20 \_\_\_\_, personally appeared before travel, and may be reclaimed at any time in the future. At a minimum, roads marked "No Subdivision On this me, TREN J. GRANT, the signer of the above OWNER'S ACKNOWLEDGEMENT, and who acknowledged to me or Public Access" and "Oil Well" lots on this plat are private and are not for subdivision or public use. cell: (435)724-4386 that he signed it freely and voluntarily for the uses and purposes therein mentioned. email: cspeatross@ubtanet.com 2670.48 2670.52 S 89°17'50" W S 89°17'51" V COUNTY My commission expires: DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 8/22/2018 COUNTY COUNTY MONUMENT Notary Public MONUMENT SHEET: 1 OF 1 JOB NAME: MTNS. WEST RANCHES JOB# 1207 MONUMENT

County Surveyors File # 4336